

BOARD OF CODE STANDARDS AND APPEALS MINUTES

January 11, 2010

Members: Francisco Banuelos, Randy Coonrod, Daryl Crotts, Randy Harder, Richard Hartwell, Bernie Hentzen, Ed Murabito, Warren Willenberg, John Youle

Present: Banuelos, Coonrod, Crotts, Hartwell, Hentzen, Murabito, Willenberg, Youle

Staff Members Present: Kurt Schroeder, Deb Legge, Penny Bohannon, Elaine Hammons (Central Inspection)

The regular meeting of the Board of Code Standards and Appeals was called to order by Chairman Hentzen on Monday, January 11, 2010, at 1:31 p.m. in the 1st floor Board Room, City Hall, 455 N. Main, Wichita, Kansas.

Approval of the December 7, 2009, minutes.

Board Member Coonrod made a motion to approve the December 7, 2009, minutes as submitted. Board Member Crotts seconded the motion. The motion carried. (Vice Chairman Youle was not present for this vote.)

Approval of the January 2010 license examination applications as follows:

<u>Name</u>	<u>Class</u>	<u>Date</u>
Bert Canova	Roofing & Siding	January 2010

Board Member Coonrod made a motion to approve the license examination applicant for testing. Board Member Hartwell seconded the motion. The motion was approved. (Vice Chairman Youle was not present for this vote.)

Condemnation Hearings

Review Cases:

1. 614 N. Cleveland

Stephanie Hyde, owner of the property, was present.

This is a one-story commercial building about 90 x 45 feet in size. Vacant and open, this structure has rotted and missing siding, and the roof has collapsed.

This property was before the Board for the first time at the September 14, 2009, hearing, which Ms. Hyde attended. At the December 7, 2009, hearing, Ms. Hyde was not present; however, the Board approved the motion to allow thirty days for the owner to appear before the Board with an update on the status of repairs to the property.

A building permit was issued for the entire replacement of the roof on October 16, 2009. The permit has been given a final approval by the Building Section. A framing inspection was approved on January 7, 2010.

As of January 6, 2010, the 2008 and 2009 taxes were delinquent in the amount of \$3,834.22, including specials and interest. There is some construction debris on the premise; otherwise, it is being maintained. Ms. Legge said she was aware that Ms. Hyde had purchased new doors and windows for the structure, and had a plan of action for the use of the property. Ms. Hyde confirmed that she had purchased new doors and windows and had brought the receipts to verify her purchase.

Ms. Hyde explained to the Board that she intended to make the structure a transitional home for young adult women, ages 18 years to 22 years old, who are being released from foster care, to assist them in learning life skills needed to live on their own.

Board Member Crotts inquired about the zoning for the property. Mr. Schroeder responded that he thought that the zoning was either "GC" or "LC" for that property. Ms. Hyde relayed that Tina Henry, OCI Zoning Inspector, indicated that a Conditional Use Permit would have to be obtained in order for the property to be used as a transitional home. Board Member Hartwell asked if the young women would reside in the building, and how long it would be until the doors and windows were installed. Ms. Hyde said that the young women would be allowed to reside in the structure for eighteen months; the installation of the doors and windows was in progress while she attended the BCSA hearing.

Board Member Crotts made a motion to allow until the March 1, 2010, hearing for the structure to be brought into compliance and the delinquent taxes to be paid, while maintaining the site in a clean and secure condition. Board Member Coonrod seconded the motion. The motion passed.

With no other business to conduct, Board Member Youle made a motion to adjourn the meeting. Board Member Murabito seconded the motion. The motion carried.

The meeting adjourned at 1:39 p.m.